

**Durham City-County Planning Department**  
**Proposed Work Program, FY13**  
**Part C, Future Projects**

May 21, 2012

**Future Projects, High Priority**

- 1. Impervious Surface Area Intensity Map**  
Prepare a map showing, with the best available date, existing levels of impervious surfaces in Durham County, especially in the urbanized areas (Durham Comprehensive Plan, Policy 9.4.5b, Impervious Surfaces Mapping).
- 2. Compact Neighborhood Design District, Alston Avenue**  
Prepare a Design District for the Alston Avenue Area Compact Neighborhood to enhance the street level experience and provide a mixture of goods and services near the proposed transit station by requiring that development be transit-, bicycle- and pedestrian-oriented. This includes a text amendment and a zoning map change.
- 3. Mass Transit Level of Service**  
Work with the City Public Works Department, the Durham Area Transit Authority (DATA), and the Triangle Transit Authority to evaluate and establish transit level of service standards for different Tiers and thoroughfare corridor segments to achieve a higher transit mode split (*Durham Comprehensive Plan*, Policy 8.1.3a, Mass Transit Level of Service Standards).
- 4. Land Use Plan Update, NC 147, Ellis Road, East End Connector Area**  
Prepare detailed land use plan updates for NC 147, Ellis Road, and East End Connector area, considering the capacity of infrastructure and the demand for specific land uses (*Durham Comprehensive Plan*, Policy 2.3.6c, Land Use Plan Updates).
- 5. Special Use Permit/Variance**  
Revise the UDO to incorporate standards for re-submittal of applications.
- 6. Revisions to the UDO, In-fill Development Design**  
Propose UDO revisions to promote compatible infill housing on vacant or underutilized property within residentially developed portions of the community to reinforce the existing residential character. Include provisions for contextual design of both residential and nonresidential infill projects in the Downtown, Urban, and Compact Neighborhood Tiers (*Durham Comprehensive Plan*, Policy 4.3.2a, Infill).
- 7. Revisions to the UDO, On Street Parking**  
Revise the UDO to provide for on-street parking in the Suburban, Downtown, Urban, and Compact Neighborhood Tiers to minimize the size of lots and garages, maximize access, and provide additional street activity. Encourage attractive on-street parking through landscaped or hardscape bump-outs that break up lengthy street parking, shade trees and decorative lighting along the street, and decorative paving for the parking lanes (*Durham Comprehensive Plan*, Policy 4.2.4c, On-Street Parking).

- 8. Revisions to the UDO, Historic Travel Corridors Protection**  
Revise the UDO to require that new development preserve and protect identified historic and archeological resources in historic travel corridors (*Durham Comprehensive Plan*, Policy 5.1.7b, Preserving Historic Travel Corridors).
- 9. Revisions to the UDO, Solar Orientation Standards**  
Revise the UDO to establish standards for the design of new residential development to include solar orientation.
- 10. Compact Neighborhood Design District, Duke University Medical Center and West Durham**  
Prepare a Design District for the Duke University Medical Center and West Durham Compact Neighborhoods to enhance the street level experience and provide a mixture of goods and services near the proposed transit station by requiring that development be transit-, bicycle- and pedestrian-oriented. This includes a text amendment and a zoning map change.
- 11. Revisions to the UDO, Strip Commercial Development Regulation**  
Revise the UDO to establish standards for the appearance of strip commercial developments.
- 12. Compact Neighborhood Design District, Triangle Metro Center**  
Prepare a Design District for the Triangle Metro Center Compact Neighborhood to enhance the street level experience and provide a mixture of goods and services near the proposed transit station by requiring that development be transit-, bicycle- and pedestrian-oriented. This includes a text amendment and a zoning map change.
- 13. Revisions to the UDO, Suburban Transit Area Standards**  
Revise the UDO to allow application of Compact Neighborhood Support Area standards in Suburban Transit Areas to encourage development supportive of transit.
- 14. Sidewalk Standards**  
Revise the UDO to amend standards for sidewalks.
- 15. Landscaping and Buffer Standards**  
Revise the UDO to amend standards for landscaping and buffers.
- 16. Consolidated Buffer Rules**  
Revise the UDO to amend standards riparian buffers in accordance with State consolidated buffer rules.
- 17. Land Use Plan Update, Durham Technical Community College Area**  
Prepare detailed land use plan updates for Durham Technical Community College area, considering the capacity of infrastructure and the demand for specific land uses (*Durham Comprehensive Plan*, Policy 2.3.6c, Land Use Plan Updates). Possibly initiate a zoning map change to University and College District (UC) for the Durham Technical College campus.
- 18. Land Use Plan Update, Wake County Line/South Miami Boulevard/T. W. Alexander Drive Area**  
Prepare detailed land use plan update for the Wake County Line/South Miami Boulevard/T. W. Alexander Drive area, considering the capacity of infrastructure and the demand for specific land uses (*Durham Comprehensive Plan*, Policy 2.3.6c, Land Use Plan Updates).

## Future Projects, Priority Not Established

- 19. Revisions to the UDO, Archaeological Resources Protection**  
Work with the Historic Preservation Commission to prepare an inventory of archeological resources that identifies sites of archeological significance. (*Durham Comprehensive Plan*, Policy 5.1.6a, Archeological Inventory). Assess the significance of archaeological resources and develop criteria and regulations for the protection of the significant archaeological resources. Revise the UDO to require that the archeological resources in new development be protected and preserved (*Durham Comprehensive Plan*, Policy 5.1.6b, Preserving Archeological Resources).
- 20. Revisions to the UDO, Cemetery Protection**  
Develop and maintain an inventory of cemetery sites in Durham. Work with the Historic Preservation Commission to identify appropriate strategies to mitigate adverse impact of new development on cemeteries (*Durham Comprehensive Plan*, Policy 5.1.6c, Cemetery Protection).
- 21. Revisions to the UDO, Compact Neighborhood Surface Parking**  
Develop standards for parking lots in Compact Neighborhoods that promote safety (considering CPTED principles) and aesthetic appeal (*Durham Comprehensive Plan*, Policy 2.3.4l, Compact Neighborhood Parking).
- 22. Revisions to the UDO, Structured Parking Design**  
Revise the UDO to require street front parking structures to be architecturally compatible with the surrounding area's character. Require that parking structures be designed to include present or future street level retail or office space (*Durham Comprehensive Plan*, Policy 4.2.4d, Structured Parking Design).
- 23. Architectural Resource Inventory and Preservation**  
Work with the Historic Preservation Commission to update the City and County historic inventories (*Durham Comprehensive Plan*, Policy 5.1.1a, Historic Resource Inventories).
- 24. Bahama Rural Village Plan**  
Prepare a land use and design plan for the rural village of Bahama. Develop village design guidelines to protect its character, encourage appropriate and compatible infill development, and establish local and National Register Historic Districts (*Durham Comprehensive Plan*, Policy 2.3.1j, Rural Villages, Policy 4.3.1a, Rural Village Design Guidelines, and Policy 5.1.2e, Historic Rural Villages).
- 25. County Minimum Housing Code**  
The County shall consider adopting and enforcing a housing code to ensure that all housing in the County jurisdiction meets a minimum standard (*Durham Comprehensive Plan*, Policy 3.2.1d, County Minimum Housing Code).
- 26. Durham Inventory Update**  
Work with the Durham County Inventory Review Committee to update the "Durham County Inventory of Natural Areas, Plants, and Wildlife" (*Durham Comprehensive Plan*, Policy 7.1.6d, Regular Inventory Updates).
- 27. Establish and Monitor Environmental Indicators**  
Work with the Environmental Affairs and other City and County Departments to identify and publish a set of environmental indicators to establish a baseline, and regularly monitor and assess changes in the quality of Durham's natural environment (*Durham Comprehensive Plan*, Policy 7.1.1a, Environmental Indicators).

- 28. Flat River Open Space Plan**  
Prepare an open space plan for the Flat River basin area of Durham County, basing the plan on the integrated open space objectives of continuous open space corridors, water quality, wildlife habitat protection, scenic and aesthetic considerations, recreation, and preservation of significant historic and cultural features (*Durham Comprehensive Plan*, Policy 7.2.2g, Flat River Open Space Plan).
- 29. Historic Preservation Grant Assistance**  
Develop a grant assistance program to encourage renovation of historic structures (*Durham Comprehensive Plan*, Policy 5.1.5b, Financial Assistance Sources).
- 30. Historic Preservation Web Page Education Programs**  
Develop and implement a historic preservation education program using Internet web pages to inform and educate the general public, developers and government officials about the preservation efforts in Durham (*Durham Comprehensive Plan*, Policy 5.4.1a, Historic Preservation Outreach and Education).
- 31. Historic Travel Corridor Investigations**  
Prepare an inventory of segments of the Indian Trading Path, Fish Dam Road and other historic travel corridors in Durham to identify historic and archeological resources and assess their historic significance and integrity. Propose actions to protect and, if appropriate, interpret the most important corridors and sites (*Durham Comprehensive Plan*, Policy 5.1.7a, Travel Corridors Resource Inventory and Assessment). Revise the UDO to require that the resources be protected when new development is proposed (*Durham Comprehensive Plan*, Policy 5.1.7b, Preserving Historic Travel Corridors).
- 32. Inclusionary Zoning**  
Work with key stakeholders to seek legal authority to require that new residential development provide an affordable housing component in return for a usable density bonus, with provision for additional incentives within transit corridors (*Durham Comprehensive Plan*, Policy 3.3.1b, Inclusionary Housing).
- 33. Land Use Plan Update, Burdens Ck, NC 55, S Alston**  
Prepare detailed land use plan updates for Burdens Creek, NC 55 and South Alston Avenue area, considering the capacity of infrastructure and the demand for specific land uses (*Durham Comprehensive Plan*, Policy 2.3.6c, Land Use Plan Updates).
- 34. Planning Agreements with Person, Chatham and Granville Counties**  
Explore interest in and propose planning coordination and information sharing arrangements with Granville, Person, and Chatham Counties (*Durham Comprehensive Plan*, Policy 16.1.2b, Granville, Person and Chatham Counties).
- 35. Road Capacity Tracking System**  
Work with the City Public Works Department to develop a tracking system to quantify the cumulative impact of developments on road capacity in order to better maintain the adopted level of service on Durham roads (*Durham Comprehensive Plan*, Policy 8.1.2n, Tracking Cumulative Road Impacts).

36. **Scenic Road Designation**  
Work with the Appearance Commission to identify scenic rural roads that are not currently designated as NC Scenic Byways and develop proposals to preserve native and natural vegetation and discourage invasive species along those roads (*Durham Comprehensive Plan*, Policy 4.3.1c, Scenic Roads Identification and Policy 4.3.1d, Scenic Vista Preservation).
37. **Structured Parking Incentives**  
Work with the City Office of Economic and Workforce Development and to explore options for incentives to encourage parking in structures rather than surface lots in Downtown, Urban, and Compact Neighborhood Tiers. (*Durham Comprehensive Plan*, Policy 2.2.4e, Structured Parking Incentives).
38. **Angier Avenue Land Use Analysis**  
Assess the current future land use designation and zoning of land in the Angier Avenue and Driver Street area and propose more appropriate land use designations and zoning, if necessary.
39. **Revisions to the UDO, Agricultural Zoning**  
Revise the UDO to ensure that land use regulations allow agricultural activities by right within the Rural Tier.
40. **Local Historic District Land Use Evaluation**  
Prepare detailed land use plan updates for all Local Historic Districts to ensure that land use policy and regulations for the district are consistent with historic patterns and district goals.
41. **Fiscal Impact Assessment Tool**  
Create a mechanism with which to measure fiscal and economic impacts of proposed changes to the Future Land Use Map and/or Zoning Atlas.
42. **Complete Streets Design Standards**  
Work with the City Department of Transportation and the North Carolina Department of Transportation to develop Complete Street design standards that provide mobility for all types of transportation modes and complement the desired land use pattern and urban fabric.
43. **Revisions to the UDO, Strip Development Retrofit Standards**  
Revise the UDO to develop incentives to encourage the retrofitting of strip development and aging and vacant shopping centers into pedestrian-friendly mixed use centers as appropriate.
44. **Land Use Update, Olive Branch Road/Lick Creek/US 70 Area**  
Prepare detailed land use plan updates for the area bounded by the Durham Urban Growth Area boundary, Olive Branch Road, Lick Creek, and US-70.

## Remove from Future Projects

- ~~45. **Corridor Plan, Roxboro Road, Duke Street to Milton Road**  
Prepare a corridor plan to improve the function and appearance of Roxboro Road from Duke Street to Milton Road. Recommend appropriate land uses, design standards, development controls, landscaping, signage regulation, access management strategies, public facilities capital improvements, or other measures. Work in conjunction with the Appearance Commission. (*Durham Comprehensive Plan*, Policy 2.3.6b, Corridor Plans).~~

**46. ~~Corridor Plan, US 70, NC 98 to Wake County~~**

~~Prepare a corridor plan to improve the function and appearance of US 70 from NC 98 to the Wake County line. Recommend appropriate land uses, design standards, development controls, landscaping, signage regulation, access management strategies, public facilities capital improvements, underground utilities and/or other measures. Work in conjunction with the Appearance Commission. (Durham Comprehensive Plan, Policy 2.3.6b, Corridor Plans).~~

**47. ~~Affordable Housing Pattern Book~~**

~~Develop a pattern book based on experience in other communities on how to best integrate affordable housing into the overall community design (Durham Comprehensive Plan, Policy 3.1.1d, Affordable Housing Pattern Book).~~

**48. ~~Corridor Plan, Guess Road, Club Boulevard to the Eno River~~**

~~Prepare a corridor plan to improve the function and appearance of Guess Road between Club Boulevard and the Eno River. Recommend appropriate land uses, design standards, development controls, landscaping, signage regulation, access management strategies, public facilities capital improvements or other measures. Work in conjunction with the Appearance Commission. (Durham Comprehensive Plan, Policy 2.3.6b, Corridor Plans).~~

**49. ~~Revisions to the UDO, Trails in New Residential Development~~**

~~Revise the UDO to establish standards for trails in new residential development.~~

**50. ~~Night Club Noise Standards~~**

~~Revise the UDO to establish standards for noise associated with nightclubs in the Downtown Design Overlay.~~

**51. ~~Revisions to the UDO, Internal Connectivity Development~~**

**52. ~~UDO Review~~**

~~Systematic review and analysis of the provisions and organization of the Unified Development Ordinance.~~

**53. ~~Revisions to the UDO, Eno River State Park Overlay~~**

~~Revise the UDO to add an overlay district for protection of the Eno River State Park, ensuring that uses adjacent to the park are those compatible with recreational uses, such as residential uses and public and private recreation and open space (Durham Comprehensive Plan, Policy 7.2.2c, Eno River State Park Protection and Coordination).~~

**54. ~~Northeast Central Durham Initiatives~~**

~~Complete Northeast Central Durham planning initiatives as directed by the City Manager's Office.~~

**55. ~~Revisions to the UDO, Site Plan Revisions for Traffic Impact~~**

**56. ~~Revisions to the UDO, Apartment Design~~**

**57. ~~Revisions to the UDO, Neighborhood Preservation~~**

**58. ~~Revisions to the UDO, Sign Regulation Revisions~~**

**59. ~~CORE Collector Street Plan~~**

**60. ~~Corridor Plan, Duke St, I 85 to Roxboro Road~~**

~~Prepare a corridor plan to improve the function and appearance of Duke Street between I 85 and Roxboro Road. Recommend appropriate land uses, design standards, development controls, landscaping, signage regulation, access management strategies, public facilities capital improvements, underground utilities and/or other measures. Work in conjunction with the Appearance Commission. (Durham Comprehensive Plan, Policy 2.3.6b, Corridor Plans).~~

**61. ~~Corridor Plan, Hillsborough Road, Fulton Street to Cole Mill Road~~**

~~Prepare a corridor plan to improve the function and appearance of Hillsborough Road between Fulton Street and Cole Mill Road. Recommend appropriate land uses, design standards, development controls, landscaping, signage regulation, access management strategies, public facilities capital improvements, underground utilities and/or other measures. Work in conjunction with the Appearance Commission. (Durham Comprehensive Plan, Policy 2.3.6b, Corridor Plans).~~

**62. ~~Corridor Plan, Martin Luther King, Jr. Pkwy, University Drive to NC 55~~**

~~Prepare a corridor plan to improve the function and appearance of Martin Luther King, Jr. Parkway between University Drive and NC 55. Recommend appropriate land uses, design standards, development controls, landscaping, signage regulation, access management strategies, public facilities capital improvements, underground utilities and/or other measures. Work in conjunction with the Appearance Commission. (Durham Comprehensive Plan, Policy 2.3.6b, Corridor Plans).~~

**63. ~~Corridor Plan, NC 54, I 40 to the Wake County Line~~**

~~Prepare a corridor plan to improve the function and appearance of NC 54 between I 40 and the Wake County line. Recommend appropriate land uses, design standards, development controls, landscaping, signage regulation, access management strategies, public facilities capital improvements, underground utilities and/or other measures. Work in conjunction with the Appearance Commission. (Durham Comprehensive Plan, Policy 2.3.6b, Corridor Plans).~~

**64. ~~Corridor Plan, NC 55, NC 147 to the Wake County Line~~**

~~Prepare a corridor plan to improve the function and appearance of NC 55 between NC 147 and the Wake County line. Recommend appropriate land uses, design standards, development controls, landscaping, signage regulation, access management strategies, public facilities capital improvements, underground utilities and/or other measures. Work in conjunction with the Appearance Commission. (Durham Comprehensive Plan, Policy 2.3.6b, Corridor Plans).~~

**65. ~~Corridor Plan, NC 98, US 70 Bypass to Lynn Road~~**

~~Prepare a corridor plan to improve the function and appearance of NC 98 between US 70 Bypass and Lynn Road. Recommend appropriate land uses, design standards, development controls, landscaping, signage regulation, access management strategies, public facilities capital improvements, underground utilities and/or other measures. Work in conjunction with the Appearance Commission. (Durham Comprehensive Plan, Policy 2.3.6b, Corridor Plans).~~

**66. ~~Corridor Plan, US 15 501, Orange County to University Boulevard~~**

~~Prepare a corridor plan to improve the function and appearance of US 15 501 between the Orange County line and University Boulevard. Recommend appropriate land uses, design standards, development controls, landscaping, signage regulation, access management strategies, public facilities capital improvements, underground utilities and/or other measures. Work in conjunction with the Appearance Commission. (Durham Comprehensive Plan, Policy 2.3.6b, Corridor Plans).~~

**67. ~~School Capacity Policy Update and Revisions~~**

**68. ~~Sustainable Building Practice Rating System~~**

**69. ~~Land Use Plan Update, Duke University Vicinity~~**

~~Prepare detailed land use plan updates for Duke University area, considering the capacity of infrastructure and the demand for specific land uses (Durham Comprehensive Plan, Policy 2.3.6c, Land Use Plan Updates).~~

**~~70. Land Use Plan Update, Junction Rd between US 70 and Ferrell Road~~**

~~Prepare detailed land use plan updates for Junction Road, US 70, and Ferrell Road area, considering the capacity of infrastructure and the demand for specific land uses (*Durham Comprehensive Plan*, Policy 2.3.6c, Land Use Plan Updates).~~

**~~71. Rural Tier Rezoning~~**

~~Propose zoning map changes in the Rural Tier implement the *Durham Comprehensive Plan* and ensure consistency with the Unified Development Ordinance.~~